

City of Cincinnati



Interdepartment
Correspondence Sheet

Date: May 27, 2003

FOR YOUR INFORMATION

To: Mayor and Members of City Council
From: Valerie A. Lemmie, City Manager
Copies to: David J. Krings, County Administrator

Subject: **CONVENTION CENTER EXPANSION: PROGRESS REPORT #6**

This bimonthly report is the latest progress report on the Convention Center expansion and renovation. This report is forwarded to Mr. Krings in order to keep the County informed of the project's progress. In addition, members of the Convention Facilities Authority also receive the report along with other interested stakeholders.

1. Convention Facility Authority

The CFA's next meeting will occur on at 11:30 a.m. June 6, 2003 in Room 242 of the Cincinnati Convention Center. The agenda will include updates on project design and an update on other actions the CFA will need to take to issue the bonds under the terms of the MOU between the City and the County.

2. Public Information

The communications team has developed a fact sheet and an architectural highlights sheet about the Convention Center renovation and expansion (attached). These documents will be distributed to project stakeholders and Convention Bureau customers.

3. WCPO Relocation

An ordinance to release the existing easements on the WCPO TV property purchased by the City for the expansion was passed by City Council on April 9, 2003. WCPO expects construction will be completed on time to turn over the land to the City as scheduled by June 2004.

4. Project Financing Plan Status

Quarterly, the City will attach a Project Financing Plan Status report to update the project's revenues and expenditures. Attached is the Project Financing Plan Status report as of March 31, 2003. Lodging tax revenues are difficult to project after just one quarter. With the threat of war in the first quarter

affecting travel and the war in the 2nd quarter, we anticipate collection will be lower than projected. However, the project pro forma does not include any growth in revenues for 30 years so we remain comfortable with the financing plan.

5. Project Management

- A. The ribbon cutting for the project office, which houses the staff of the Program Manager, Construction Manager, Architect/Engineer and the City's Project Manager, occurred on May 5, 2003. The office is on the ground floor of the Page Tower at 619 Central Avenue. This office is leased from the Union Baptist Church Pioneer Housing Corporation.
- B. The project team has saved nearly \$70,000 under budget for the project office due principally to being able to reuse old City furniture for a savings of \$32,000 and getting excellent prices on the computer system for a savings of \$38,000. Four City certified SBE firms have been involved with outfitting the project office with a total expenditure of nearly \$25,000, which is approximately 24% of the total \$105,000 cost of outfitting the office. Another SBE firm that is involved at an additional \$25,000 is not yet certified but is willing to apply, which would increase the SBE participation on the project office to 48%.
- C. The final Design Development of the project is nearing completion and will be presented to City Council, Hamilton County Commissioners and the Convention Facilities Authority Board members. The tentative date and time is July 2, 2003 at 11 a.m. The location is to be determined. The final Design Development will also be presented to the City's Urban Design Review Board either July 1 or July 2, 2003.
- D. The City is committed to achieving the City's workforce goals of 11.8% minority and 6.9% female participation. Attached is a labor chart which shows the estimated construction labor required for the project.
- E. City staff have reached a tentative agreement with Cinergy for a chilled water substation within the Convention Center. The Administration will submit an ordinance authorizing the City Manager to enter into such an agreement at such time mutually agreeable terms have been finalized between Cinergy and the City.

6. Corporate Contributions

The project will be receiving the corporate contribution funds over the five-year life of the design/construction period (2002-2006). At this time, contributions of \$1.64 million have been received from 13 companies.

7. Equity Fund Loan

The CFA has approved the Equity Fund letter of intent at their organizational meeting on February 28, 2003. A formal agreement now needs to be entered into between the Cincinnati Equity Fund and the Convention Facilities Authority.

8. Naming Rights

The City has retained legal counsel, Bricker & Eckler LLP, to assist with the Cinergy naming rights contract development. The Administration will be bringing an ordinance forward authorizing the City Manager to enter into such an agreement when the terms have been finalized.

9. GCCVB Commitment

Preliminary meetings held between representatives of the NKCVB and GCCVB indicate that the GCCVB commitment of \$1 million a year for 10 years will be difficult to obtain.

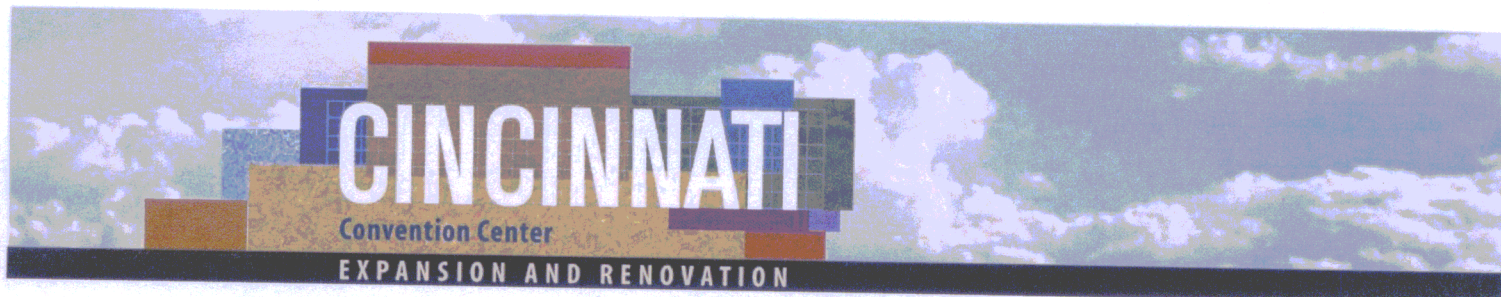
10. Commitment from the State

The local stakeholders will be working with the State of Ohio to obtain State Capital Improvement Funds.

11. SBE Commitment

The project team has been tracking SBE participation. The percentage participation of the Program Manager, Construction Manager and the Architect/Engineer contracts are 23.4%, 17.6% and 3.0% respectively. This number is low primarily because 85% of the invoiced expenses through March 31st are from the architects and engineers designing the project based outside of Cincinnati and Hamilton County. The SBE percentages will increase once the project enters into the construction documents and construction phases when local participation is maximized.

THR:lyr



Fact Sheet

**Premiering
in 2006**



Greater Cincinnati
Convention and
Visitors Bureau

300 West Sixth Street
Cincinnati, Ohio
45202-2361

1-800-CINCY-USA
www.CincyUSA.com

PROJECT OVERVIEW

Cincinnati USA is embarking on a \$160 million expansion, renovation and reconfiguration of its downtown convention center. When work is completed in mid-2006, the facility will offer customers more space, more flexibility, improved access and improved pedestrian flow. Together with its easily accessible location and Cincinnati USA's outstanding regional attractions, the redesigned convention center will re-establish Cincinnati as a prime meeting and convention destination.

Increased Space and Flexibility

Increased space and flexibility are at the heart of the Cincinnati Convention Center expansion and reconfiguration. When completed, the redesigned facility will boast:

- Nearly 200,000 square feet of contiguous exhibition space
- More than 100,000 square feet of meeting space including two ballrooms
 - Grand Ballroom: 40,000 square feet
 - Ballroom: 17,500 square feet
- 37 meeting rooms (size can be adjusted depending on users' needs)
- A total of 750,400 gross square feet including pre-function and support space

Improved Access and Pedestrian Flow

Access in and around the redesigned Cincinnati Convention Center and a faster move in and move out process will be facilitated by:

- An expanded loading dock featuring 17 berths
- Three semi-truck portals into the exhibition halls
- Wider, easier to navigate concourses and pre-function space

Additional service corridors and entrances into exhibition and meeting areas will maximize separation of back-of-house service functions from front-of-house public and guest areas

PROJECT PARTNERS

City of Cincinnati
Hamilton County
Convention Facilities
Authority
Cinergy Corporation
Cincinnati Business
Committee
Cincinnati Equity Fund

Key Features

When completed in 2006, the Cincinnati Convention Center will offer:

- A full-service banquet kitchen serving up to 5,000 in a single sitting
- More than 5,000 adjacent parking spaces
- Event-customized electronic signage
- Teleconferencing capabilities including broadband cable
- Fully-equipped access for the handicapped and specialized systems for the hearing impaired
- Advanced electronic security and fire/safety systems

The Cincinnati Convention Center will remain open for business during construction, which will be phased over the next few years to minimize disruptions to customers and ensure that their needs are met.

ANTICIPATED ECONOMIC IMPACTS

By offering customers a larger convention center and one that can better accommodate simultaneous users, Cincinnati USA will be better positioned to attract more conventions, conferences and meetings. As business at the convention center grows, so will the benefits to the local Greater Cincinnati community:

- The expansion, reconfiguration and renovation of the Cincinnati Convention Center will make Cincinnati USA a competitive destination for 75 percent of the convention, conference and meeting market
- The project is expected to generate an estimated incremental increase of \$122 million annually in direct, indirect and induced spending from events held at the convention center
- Nearly 2,000 new full and part-time positions are expected to be generated by the convention center expansion

COMMITMENT TO ECONOMIC INCLUSION

The City of Cincinnati is committed to raising the bar for economic inclusion in the region and has set a small, minority and women-owned business participation goal of 30 percent for the convention center project. To help achieve this goal, the project team has a comprehensive program in place to inform small, minority and women-owned businesses about the opportunities available to them through the project and to facilitate their involvement.

DESTINATION CINCINNATI

The expanded convention center will make Cincinnati USA an ideal destination for meetings and conventions. Add in our accessible location, our fantastic restaurants and our flourishing local attractions, and Cincinnati USA is, without question, one of the most exciting and vital cities in the country today. Some of Cincinnati's newest attractions include:

- The Great American Ball Park, home of the Cincinnati Reds – Open March, 2003
- The Lois and Richard Rosenthal Center for Contemporary Art – Open May, 2003
- The new Cincinnati Wing at the Cincinnati Art Museum – Open May, 2003
- Tall Stacks Music, Arts and Heritage Festival – October 15 – 19, 2003
- The Vatican Exhibit at Cincinnati Museum Center – December 20, 2003 – April 18, 2004
- The National Underground Railroad Freedom Center – Open summer, 2004

THE PROJECT TEAM

City of Cincinnati: Mark McKillip, Project Director

URS Corporation: Richard Dilley, Program Manager

Cincinnati Architects Collaborative, Architect of Record: Chris Beghtel, Project Executive

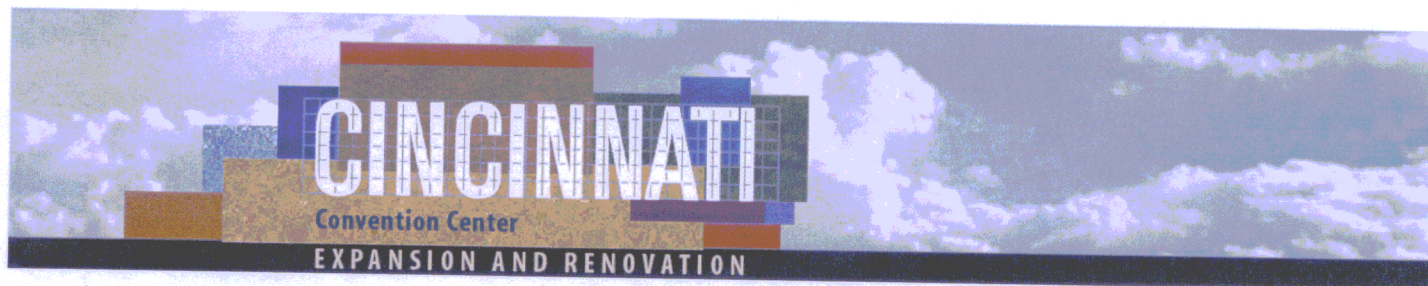
LMN Architects, Design Architect: Mark Reddington, Design Principal

Hunt Construction Group: Eric Schreiner, Construction Manager

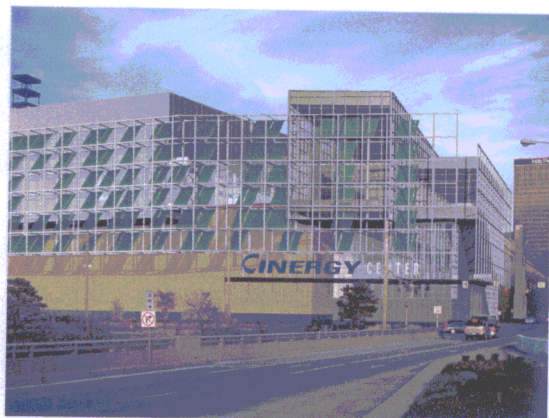
FOR MORE INFORMATION

Contact Julie Calvert at (513) 632-5378 or Laura Whitman at (513) 564-0700.

Additional information is available at www.cincinnati-oh.gov and www.CincyUSA.com.

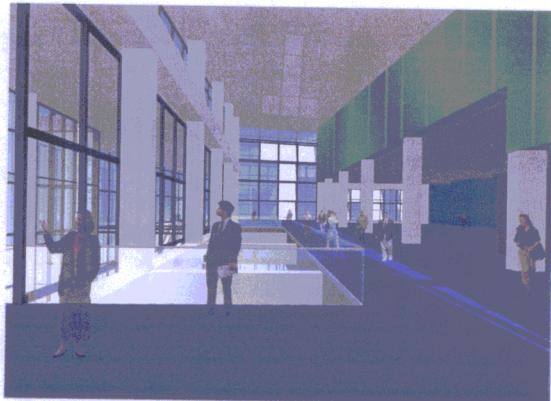


Cincinnati Convention Center Architectural Highlights



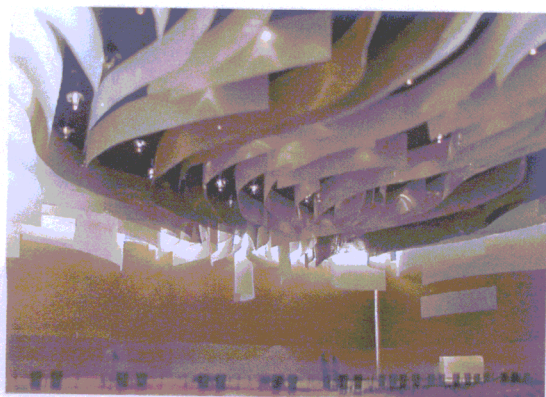
CINCINNATI SCULPTURAL ICON

The Cincinnati Convention Center, easily visible from surrounding bridges, freeways, and hillsides, sits at the western gateway into the city. A signature design feature distinguishing the convention center from other downtown buildings will be a series of glistening metal panels set at angles inside a three-dimensional grid system. When viewed from a distance, the panels will form the word "CINCINNATI," and at closer range, the composition will shift and appear as a kinetic sculptural design to passers-by. Showcased on the western façade of the building, this icon will continually welcome residents and visitors to Cincinnati USA.



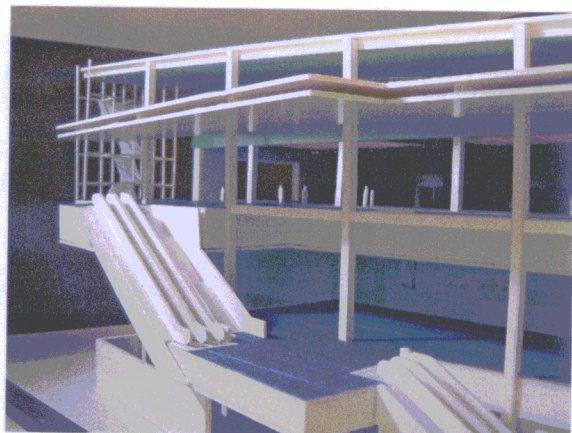
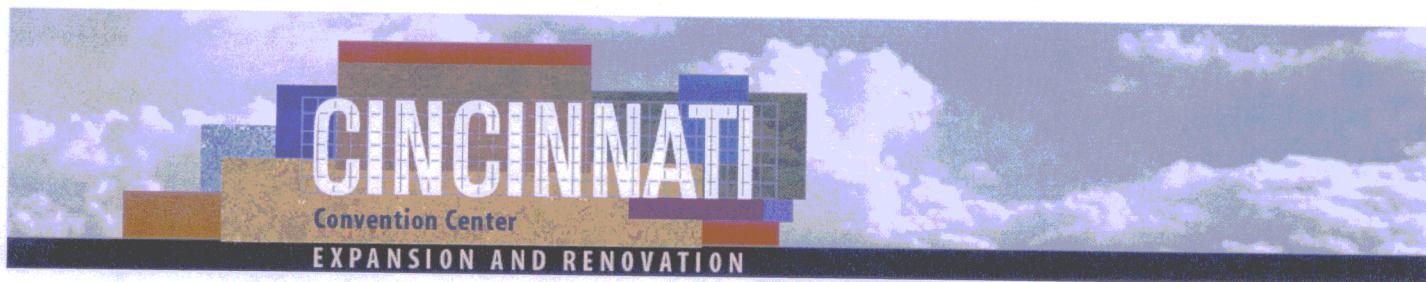
NEW MAIN CONCOURSE

A striking new public circulation gallery will span the entire two-block length of the expanded and reconfigured convention center. The southwest corner of this concourse will open into a multi-storied atrium creating a dynamic convergence of the first floor exhibit halls with the meeting and ballroom levels above. Glass curtain walls will open the convention center up to the city and provide inside users with impressive views of the local land and streetscapes. Inside, the concourse will be animated with colors and graphics reminiscent of the local environs juxtaposed against views of the city, the surrounding landscape and the Cincinnati sculptural icon featured on the building's western façade.



BALLROOM SURFACE TREATMENTS

Redefining the traditional concept of a ballroom, the Cincinnati's new 40,000-square-foot Grand Ballroom will be wrapped in warm, gossamer ribbons rippling overhead and flowing down the walls in a continuous surface treatment designed to obscure lines defining the room. A boldly patterned carpet will complement the shimmering fabrics, creating in a dazzling place for celebration. The Cincinnati Convention Center is one of the few convention centers in the nation to feature such a unique and inviting design element.



LOCALLY INSPIRED COLORS AND GRAPHICS

The Ohio River, which has brought people, commerce, and prosperity to Cincinnati, is the inspiration for the interior design of the convention center's new public circulation gallery. This concourse will use a metaphor of the Ohio River to cohesively tie together architecture, interior textures and colors, graphics, lighting, and signage. The entire north wall of the concourse, from the first level up to the third, will feature a dynamic collage of water hues and historical photographs which will extend from the walls up onto the ceiling of the third level gallery.

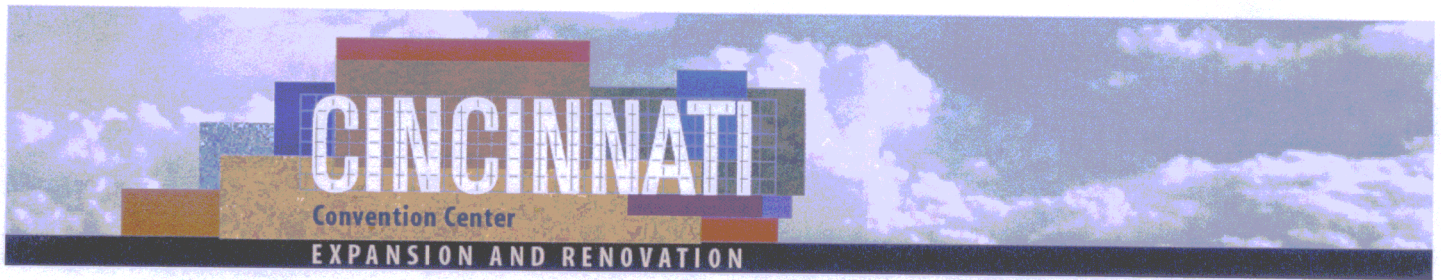


CINCINNATI IMAGERY

Imagery used in the Cincinnati Convention Center will depict sources of profound importance in shaping the city. Photos may feature the Ohio River, the riverboats that were instrumental in forming Cincinnati's early commerce, landmark buildings and bridges such as Cincinnati's Roebling Suspension Bridge, and the state-of-the-art sports facilities housed along Cincinnati's burgeoning riverfront.

CINCINNATI USA
 GREATER CINCINNATI CONVENTION AND VISITORS BUREAU

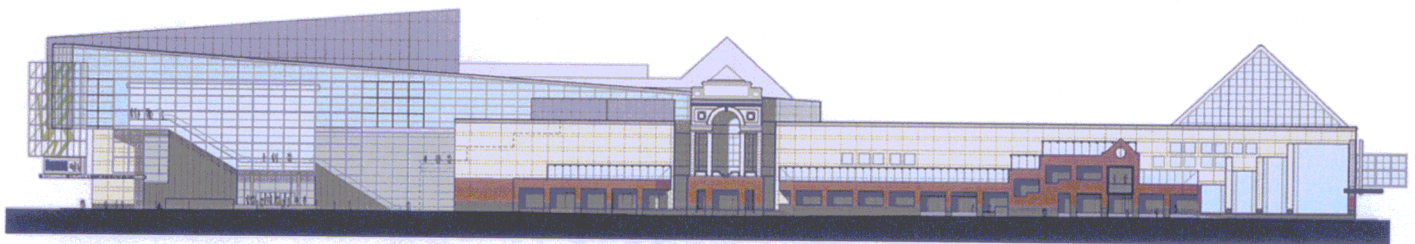
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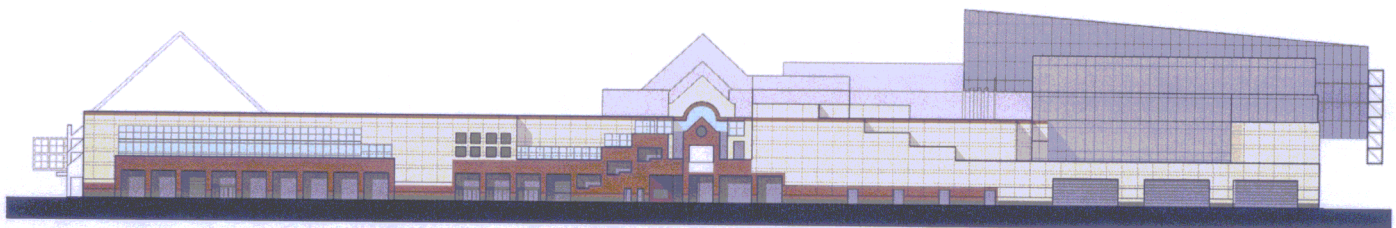
Cincinnati Convention Center Architectural Highlights

EXTERIOR VIEWS

SOUTH ELEVATION



NORTH ELEVATION

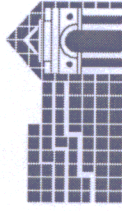


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Convention Center Expansion Financing Plan - Status

As of March 31, 2003



Cost	Original Total	Expenditures as of 3/31/03	Comments
Estimated project cost	\$145.0 million	\$10.5 million	
Estimated project contingency (unfunded)	\$15.0 million	\$0	
Estimated total cost	\$160.0 million	\$10.5 million	

Construction Period Funding	Original Total	Funds as of 3/31/03	Comments
Financing Authority Senior & Subordinate Debt (30 year)	\$110-115.0 million	\$15.0 million	These are bond anticipation notes
Corporate/Equity Fund Investment	\$20.0 million	\$1.64 million	
Naming Rights	\$12.0 million	\$0.0	
Hamilton County Initial Contribution	\$1.75 million	\$1.75 million	
	\$143.75-148.75 million	\$18.39 million	

On-going Revenue Sources	12/1/2002 - 12/31/2003	Revenues as of 3/31/03	Comments
New County Hotel/Motel Tax - 3.5%	\$5.0 million	\$1,252,818	
New City Hotel/Motel Tax - 1.5%	\$1.2 million	\$260,303	
New City Hotel/Motel Tax - 1.0%	\$0.73 million	\$173,536	
City of Cincinnati Additional Contribution	\$1.0 million	\$0	
Hamilton County Annual Contribution (\$0.25 million beginning in 2005)			

